

Approx Gross Internal Area  
110 sq m / 1180 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: ADD/LLE/APR/ 24

TAKEONOK/18/04/24/LLE

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

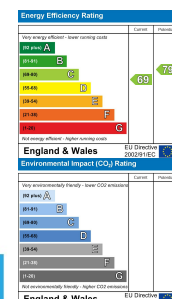


## 2 Lewis Terrace, Pembroke, Pembrokeshire, SA71 4DS

- Mid Terraced House
- Open Plan Living/Dining Room
- Family Bathroom
- Ideal Investment
- No Onward Chain
- Two Bedrooms and a Loft Room
- Contemporary Kitchen
- Rear Tiered Garden
- Edge of Town Location
- EPC Rating: C

Offers In Excess Of £165,000

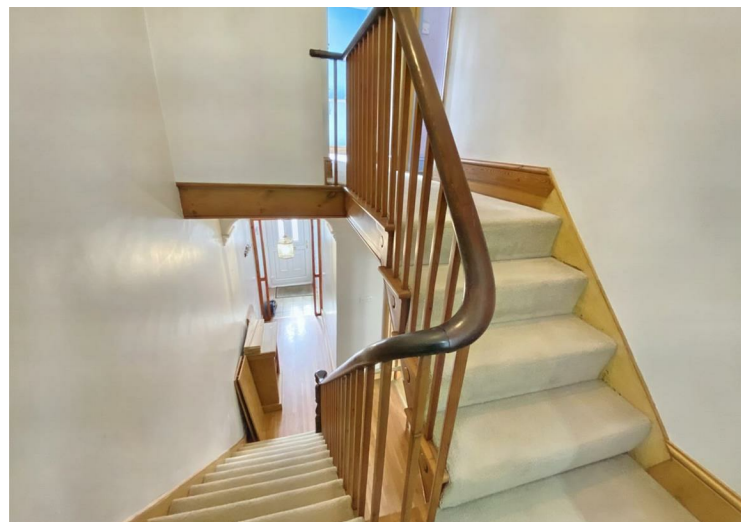
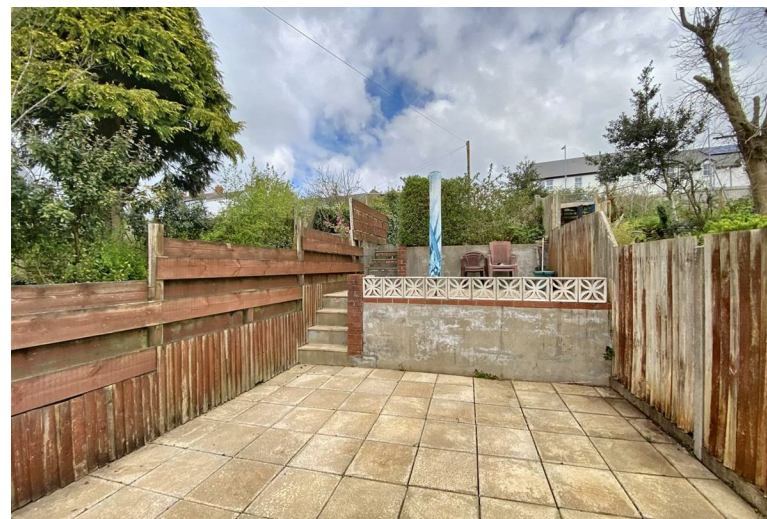
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**The Agent that goes the Extra Mile**





**\*\*NO CHAIN\*\*** This ideal investment mid terrace house is situated on Goose's Lane, within close proximity to the historic town centre of Pembroke. With an array of amenities on your doorstep including local shops, cafes and schools, the property is conveniently located with easy access to public transport.

The ground accommodation comprises; entrance hallway with staircase, open plan living/dining room with patio doors opening out onto courtyard area, and a contemporary gloss kitchen which also provides access to the rear. The first floor is split over two landings with the family bathroom on the one side, and the other accommodates two double bedrooms, landing area ideal space for office/study area, staircase leading up to loft room previously used as third bedroom. The property benefits from double glazing and has gas central heating.

Externally, the rear of the property provides an elevated enclosed tiered garden split over three sections. The lower two levels offer patio areas with ample space for outside seating, where you can sit and relax and great for entertaining. The top level provides of lawned garden and is separated by a hedge line.



Pembroke Town is located in the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



**DIRECTIONS**

From the Pembroke office head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139. Follow the road past the school and pass through the two sets of traffic lights. Turn right onto Common road leading to Rock Terrace and continue around the bend onto Goose's Lane. The property will be on the left hand side.  
 What/Three/Words:///oddy.public.increment

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.